



7a Stonebeck, Lindale  
£200,000



## 7a Stonebeck

### Lindale, Grange-Over-Sands

7a Stonebeck is a stone built, mid terraced, barn conversion being situated in a small courtyard development that was converted in the 1980's from Castle Head Farm. Occupying a central location in Lindale village within the Lake District National Park, giving easy access to Windermere and the central Lake District. The property is conveniently placed for a range of local amenities in nearby Grange-over-Sands including a range of shops, banks, surgeries, railway station (Barrow, Lancaster, Preston and Manchester/airport) together with bus routes and access to the M6 via the A590.

This delightful 2 bedroom mid-terrace barn conversion offers a unique and charming living space. The property boasts a modern and open plan living area on the first floor, complete with a fitted kitchen, providing a perfect space for both relaxing and entertaining and a mezzanine level ideal for a home office. The ground floor accommodates two double bedrooms and a family bathroom, ensuring comfort and convenience for its residents. With no upper chain, this property presents an opportunity for hassle-free ownership and has previously been a successful holiday let.

Outside, the property benefits from an allocated parking space within the development, providing convenience and security for residents with vehicles. The rear garden is a true highlight of this property, offering a peaceful retreat with its well-maintained lawn and established garden borders providing a sense of privacy. With ample space to add garden furniture or potted plants, the garden is perfect for creating an outdoor sanctuary to enjoy sunny days and evenings in a tranquil environment. Whether it's relaxing with a book, entertaining guests, or simply soaking up the beauty of the outdoors, this charming property offers a serene and inviting space to call home. Don't miss the opportunity to make this lovely barn conversion with its appealing interior and outdoor spaces your own.

- No upper chain
- Mid terrace barn conversion
- Easy access to the Central Lake District
- Open plan living area with fitted kitchen on the first floor
- Two double bedrooms on the ground floor
- Mezzanine level
- Family bathroom on the ground floor
- Delightful enclosed garden to the rear
- Allocated parking
- Easy access to local amenities

#### IDENTIFICATION CHECKS

Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

#### EPC RATING D

#### SERVICES

Mains electricity, mains gas, mains water, mains drainage.

#### COUNCIL TAX: BAND TBC

#### TENURE: LEASEHOLD

LEASE LENGTH 999 years from 1986

SERVICE CHARGE £200 per annum

#### DIRECTIONS

Proceed from Grange over Sands to Lindale on the B5277. Upon entering Lindale village turn right onto Stonebeck (just before the mini roundabout), parking for 7a is the first space on the left and the property can be found on the right in the courtyard.

**WHAT3WORDS** musical.truffles.opinion





## GROUND FLOOR

### ENTRANCE HALL

13' 10" x 3' 11" (4.21m x 1.20m)

### BEDROOM

9' 5" x 8' 4" (2.87m x 2.53m)

### BEDROOM

9' 5" x 7' 9" (2.87m x 2.35m)

### BATHROOM

6' 2" x 5' 4" (1.87m x 1.62m)

## FIRST FLOOR

### OPEN PLAN LIVING SPACE

16' 8" x 16' 3" (5.09m x 4.95m)

### MEZZANINE LEVEL

11' 7" x 5' 11" (3.52m x 1.81m)











## THW Estate Agents

Palace Buildings Main Street, Grange-Over-Sands - LA11 6AB

015395 33335 • [grange@thwestateagents.co.uk](mailto:grange@thwestateagents.co.uk) • [www.thwestateagents.co.uk](http://www.thwestateagents.co.uk)

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